

**MINUTES**  
**City Council Meeting**  
**Monday, June 20, 2016 – 6:00 p.m.**

**Call to Order:** Mayor Pro-tem Campbell called the meeting to order at 6:00 p.m.

**Opening:** Mayor Pro-tem Campbell offered the invocation and invited everyone to join in the pledge of allegiance to the flag.

**Roll Call:**

**Members:** Mayor Pro-tem Campbell presided. Council Members: Rosetta Cody, Marcia Daniel, Debbie Ruiz and Kim Tice. Absent: Don Bethune, Mayor and Bessie Kicklighter, Councilmember.

Staff: Ron Feldner, City Manager; Rhonda Ferrell-Bowles, Clerk of Council; James P. Gerard, City Attorney; Ben Brengman, IT Director; David Lyons, Chief of Police; Cliff Ducey, Recreation Director; Ron Alexander, Planning Director; and Pam Franklin, HR Director. Absent: Charles Draeger, Water Operations Director; Blake Hodge, Fire Chief and Benny Gooze, Public Works Director.

Mayor Pro-tem Campbell said City Council held a pre-agenda session prior to tonight's meeting. He said no decisions or votes were made during the pre-agenda session.

**Informal Public Comment:** Mayor Pro-tem Campbell opened the floor to receive public comment from the audience. There being no questions or comments, Mayor Pro-tem Campbell closed the informal public comment portion of the meeting.

**Public Hearings:**

**PC1605 Rezoning Request (1116 Dean Forest Road):** Mayor Pro-tem Campbell opened the public hearing to receive public comment on a request by Robert Puccini to rezone 1116 Dean Forest Road from R-1 to C-2 for use as an automobile repair shop, used car dealer, and future development of an office/showroom.

Planning Director presented a brief overview of the PC1605. He said this case came up before the Planning Commission in April and they denied the rezoning request. He said Mr. Puccini requested to table the public hearing in April. He said Mr. Puccini requested the case to be put back on the agenda for consideration by Council.

Councilmember Tice asked why the Planning Commission denied the case. Planning Director said it was unclear on what Mr. Puccini wanted to do with the property. He said he was looking at it as a car lot and repair garage for personal use.

Councilmember Daniel said the River Keeper has concerns about the property being too low and the oil, etc. would go into the river. Planning Director said he would have to put in oil and water separators.

Councilmember Daniel said how much of the property abuts the marsh. Planning Director said the eastern part of the property is up against the marsh and the western part faces Dean Forest Road.

Councilmember Daniel asked if this would open up other properties for rezoning.

Planning Director said we've had two other property owners looking at rezoning, but they haven't applied yet.

Mr. Robert Puccini said I am petitioning for the change, because I purchased the property in March. He said I drag race on a competitive level and I liked the location, because of the access to I-16. He said I also have collector and exotic cars as well as a RV and trailer for pulling cars that I would like to store there. He said I am a car dealer and I have a dealer's license for collector and exotic cars. He said it is a limited business and I'm not interested in inviting a lot of foot traffic.

Councilmember Daniel said what is on the property now. Mr. Puccini said a house structure.

Councilmember Tice said if I am understanding you correctly, you aren't actually doing a car lot.

Mr. Puccini said it is more of a private type business. He said I have about five classic cars and a few exotic cars.

Councilmember Tice said is a warehouse already there. Mr. Puccini said the frame is there and the house would need to be fixed to bring it up to code.

Planning Director said he will need to come back to Planning Commission with a site plan. He said the shop there now was an accessory structure not the main structure.

City Attorney said the issue that is before Council tonight is if it can be rezoned. He said after the rezoning then the site plan would need to be considered by the Planning Commission. He said the only issue before you is the rezoning to C-2. He said if you rezone the property to C-2 then the property can be used for any use in C-2.

Councilmember Daniel asked what is it zoned on the future land use map? Planning Director said the back is residential and the front is planned commercial which includes C-2.

There being no further questions or comments, Mayor Pro-tem Campbell closed the public hearing.

**City Council Minutes:** Upon motion by Councilmember Daniel, seconded by Councilmember Tice, City Council voted unanimously to approve the city council minutes dated 6/6/16 and the workshop synopsis dated 6/13/16.

#### **Staff Reports:**

Planning Director presented the Planning, Zoning & Building Department's monthly report.

City Manager presented the monthly report for the Water Operations Department.

Chief of Police presented the Police Department's monthly report.

City Manager presented the monthly report for the Fire Department.

City Manager Updates: City Manager said I have no updates.

#### **Items for Consideration:**

**Ordinance – Zoning Map Amendment (Dean Forest Road Parcels):** The Clerk of Council read the second reading of the heading of an ordinance to amend the zoning ordinance and map of Garden City, Georgia as amended, to rezone certain properties located at 224 thru 228 Dean Forest Road from its present zoning classification of "R-A" to an "I-2" zoning classification, except for the westernmost sixty (60) feet of said properties adjacent to Dean Forest Road which shall be rezoned to a "C-2" zoning classification; to rezone from a "R-2" zoning classification to a "C-2" zoning classification the properties located at 216 Dean Forest Road, 4919 Travis Field Road, 220 Dean Forest Road, 218 Dean Forest Road, 214 Dean Forest

Road, 212 Dean Forest Road, 210 Dean Forest Road, 206 Dean Forest Road, 204 Dean Forest Road; and certain properties owned by Southern Bell Telephone & Telegraph on Old Louisville Road; to repeal all ordinances in conflict herewith; to provide an effective date; and for other purposes.

Councilmember Daniel made a motion, seconded by Councilmember Ruiz to adopt the ordinance on the second reading. Councilmember Campbell, Councilmember Cody, Councilmember Daniel, Councilmember Ruiz voted in favor with Councilmember Tice opposed.

**Resolution – Town Center Sales Contract:** The Clerk of Council read the heading of a resolution by the Mayor and Council of Garden City, Georgia, that the terms and conditions of the Sales Contract to sale to Roberts Properties, Inc., approximately 19.1 acres of the City's Town Center development is hereby approved, and that the City Manager is hereby authorized to (a) executed same on behalf of the City, (b) execute and deliver any and all documents or agreements reasonably required to consummate the transaction, and (c) do and perform any and all further acts and things which the City Manager shall deem necessary or appropriate in his discretion to effectuate the transaction contemplated therein.

Upon motion by Councilmember Daniel, seconded by Councilmember Tice, City Council voted unanimously to adopt the resolution.

**Resolution – Wellness Program Policy:** The Clerk of Council read the heading of a resolution by the City Council to adopt a City Employee Wellness Program which shall be implemented and administered by the City Manager and the Director of the Human Resources Department once being given form and structure with specific goals as a result of involving employee's in the Program's design process.

Upon motion by Councilmember Tice, seconded by Councilmember Cody, City Council voted unanimously to adopt the resolution.

**Resolution – City Council Summer Meeting Schedule:** The Clerk of Council read the heading of a resolution to amend the regular meeting schedule of the Garden City Council for the period of July 1, 2016 through September 30, 2016 as follows:

<u>Item</u>	<u>Date</u>	<u>Action</u>
Regularly Scheduled Meeting	July 4, 2016	Canceled
Regularly Scheduled Meeting	July 18, 2016	Affirmed
Regularly Scheduled Meeting	August 1, 2016	Canceled
Regularly Scheduled Meeting	August 15, 2016	Affirmed
Regularly Scheduled Meeting	September 5, 2016	Canceled
Regularly Scheduled Meeting	September 19, 2016	Affirmed

Upon motion by Councilmember Tice, seconded by Councilmember Cody, City Council voted unanimously to adopt the resolution.

**Adjournment:** Upon motion by Councilmember Daniel, seconded by Councilmember Cody, City Council voted unanimously to adjourn at 6:45 p.m.

*Transcribed by: Clerk of Council*

*Approved by City Council: 7/18/16*